



**412 Legacy Boulevard SE
Calgary, Alberta**

MLS # A2178162



\$949,900

Division:	Legacy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,402 sq.ft.	Age:	2018 (6 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Stone, Stucco	Zoning:	Residential - Low Density
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters		

Inclusions: None

Stunning Home in Legacy ‐ Fully Upgraded & Move-In Ready! Welcome to this meticulously maintained and thoughtfully upgraded home in the sought-after community of Legacy. The exterior of this home immediately impresses with its elegant combination of stucco and stone finishes, setting the tone for the quality and craftsmanship found throughout. As you step inside, you're greeted by an open and spacious foyer that leads into the heart of the home. The open-concept design seamlessly connects the kitchen, dining area, and living room, creating the perfect space for both everyday living and entertaining. A cozy den, mudroom, and a convenient 2-piece bathroom round out the main floor. The chef-inspired kitchen features stainless steel appliances, quartz countertops, and a large walk-through pantry for added convenience. The bright kitchen nook offers a comfortable space for dining and provides direct access to the back deck and backyard via sliding glass doors. A stylish fireplace in the living room adds a touch of warmth and elegance to the space. Upstairs, you'll find four generous-sized bedrooms, including a luxurious master suite with a walk-in closet and a full ensuite bathroom. The remaining three bedrooms are all well-sized. A spacious bonus/family room provides a great spot for family gatherings or relaxation. The upper floor also includes a 4-piece bathroom and a well-appointed laundry room with a convenient utility sink. This home has been designed with versatility in mind. A separate side entrance leads to the fully finished, legal basement suite ‐ ideal for generating rental income or providing a private living space for extended family. The suite features two good-sized bedrooms, an open-concept living, kitchen, and dining area, as well as a 4-piece bathroom. Additional features include a laundry area and

a mechanical room with two high-efficiency furnaces. This is a rare find in Legacy, offering a perfect blend of luxury, functionality, and location. Don't miss out on the opportunity to make this house your home!